

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Southern Port Land, LLC & 1490, Ltd.

Case #: 137-R-03

Date: December 23, 2003

Comments:

1. No Comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Southern Port Land, LLC & 1490, Ltd.

Case #: 137-R-03

Date: December 23, 2003

Comments:

1. Please contact Tim Welch for Engineering Comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Southern Port Land, LLC & 1490, Ltd.

Case #: 137-R-03

Date: December 23, 2003

Comments:

1. Flow test required.
2. Show hydrant location
3. Show sprinkler main with DDC and FDC
4. Boat docks, if provided, must comply with F 20 of the FFPC. Show fire main on site plan if applicable.

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Division:	Info. Systems	Member:	Gary Gray 954-828-5762
Project Name:	Southern Port Land, LLC & 1490, Ltd.	Case #:	137-R-03
Date:	December 23, 2003		

Comments:

1. This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.
2. An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

1. To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.
2. Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Dan Fitzsimmons, (561) 350-1602; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

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Division:	Landscape	Member:	Dave Gennaro 954-828-5200
Project Name:	Southern Port Land, LLC & 1490, Ltd.	Case #:	137-R-03
Date:	December 23, 2003		

Comments:

1. 35% of the gross lot square footage is to be in landscape. There appears to be a deficiency in this regard.
2. The nose of peninsula tree islands needs to be curbed.
3. Add rain sensor requirement to irrigation note.
4. The plant list doesn't appear to match the plan.
5. Indicate any utilities that would affect proposed planting on the Landscape Plan. This would include both underground and aboveground. (Overhead utilities should be placed underground).
6. There appears to be a fence or wall on the property line. This needs to be set back and planting is required on the street side.
7. Make sure there is a 5' wide minimum landscape buffer between the vehicular use area and the R.O.W. line. (There needs to be a 10' average with a 5' minimum).
8. Indicate all existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of "existing, large desirable trees". Any trees or palms that would be considered good candidates for relocation should be relocated.

Recommendations:

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Division: Planning **Member:** Lois Udvardy
954-828-5862

Project Name: Southern Port Land, LLC & 1490, Ltd. **Case #:** 137-R-03

Date: December 23, 2003

Request: Site Plan Review/Eight (8) Multi-family units/RMM-25
Location: 1480 S.E. 15 Street

Comments:

1. Legal description on site plan and landscape plan refers to Lot 11 however survey shows Lots 11 and 12 – please correct.
2. This site is considered a waterway use and must be reviewed by the Planning and Zoning Board and is subject to City Commission Request for Review. Provide a narrative explaining how this application meets the criteria of ULDR Sec. 47-23.8, Waterway Use.
A twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The yard shall not be used or developed for any purpose other than landscaping and a minimum amount of walkways reasonably necessary to serve the use unless specifically approved by the Planning and Zoning Board. Discuss the use of the eight squares adjacent to the ground floor units.
3. Provide a point-by-point text narrative addressing how this development meets Sec. 47-25.2, Adequacy Requirements.
4. Provide a point-by-point text narrative addressing how this project meets Sec. 47-25.3, Neighborhood Compatibility Requirements.
5. Lighting shall be directed away from abutting property and shall not cause illumination in excess of ½ footcandle on any abutting residential property. Lighting fixtures shall be shielded, angled or both so that direct or indirect light shall not cause glare on abutting residential property. Photometric plan must indicate footcandle readings on abutting residential property. Provide a detail of light poles and wall packs proposed.
6. Discuss height and setbacks with Zoning Representative at DRC meeting. Confirm applicant is meeting one-half the height of the building.

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7. Dimension the width of the waterway on site plan. Also provide dimension from property line to centerline of street.
8. A sidewalk is required. Discuss width at DRC meeting. Sidewalk must be continued across driveways.
9. Provide floor plans for all four stories. Dimension setbacks to property line on elevations and floor plans.
10. Discuss what type mooring devices are proposed for docks. Refer to Sec. 47-19.3 for regulations. Contact Jamie Hart, Supervisor of Marine Facilities (828-5423) to determine whether a waiver will be required if finger piers are proposed. Label plans indicating no liveboards at docks and that docks are for the use of the upland residents only.
11. On all elevations show the relationship of adjacent streets and the mass outlines of all adjacent structures.
12. Discuss parking spaces no. 1 and 10 with Engineering representative at DRC meeting.
13. Discuss providing additional landscaping along waterway and street trees along S.E. 15 Street with Landscape representative at DRC meeting.
14. Indicate mechanical equipment on elevations with a dashed line. All mechanical equipment must be screened per Sec. 47-25.3A.3.iii and 47-19.2.Z.
15. Label all details, colors, materials and property lines on elevations.
16. Provide a narrative describing the overall architectural style and important design elements.
17. Balconies must comply with Sec. 47-19.2.B. Dimension balconies. According to ULDR Sec. 47-19.2.B, balconies that “encroach into any yard area are permitted to have a total combined linear facade length not greater than twenty percent (20%) of the total linear length of the facade to which they are attached.” Provide calculations showing that the percentage is under 20%.
18. Provide a detail if any fences or walls are proposed.
19. Use a heavier line to indicate property line on site plan.
20. Label site plan in title block.

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21. Define bulkhead better on plans. Provide dimension to the bulkhead.
22. Discuss smaller structure on S.E. 15 Street with Engineering representative at DRC meeting.
23. Discuss trash enclosure with applicant. Will there be individual receptacles?
24. Discuss gatehouse and mail area in front yard with zoning representative and applicant at meeting.
25. Provide a context plan indicating heights and uses of adjacent structures.
26. Response to all comments shall be provided within 90 calendar days or project may be subject to additional review.
27. Recommend presenting this proposal to the Harbordale Civic Association.
28. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. Gary J. Gorman
954-828-6421

Project Name: Southern Port Land, LLC & 1490, Ltd.

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Comments:

1. Will impact resistant glass be used?
2. Will there be a security fence/gate around this project?
3. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
4. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
5. All entry doors and locking devices will have sufficient security rating.
6. Will each entry door have a 180-degree viewing device? (Peep Hole)
7. Will each unit have a perimeter security system to include glass break protection and panic buttons for emergency conditions?
8. Will all common area doors be keyed or card access controlled? (Elevator, trash receptacle areas, mechanical room, and mail box area.)
9. All landscaping should allow a full and unobstructed view of location.
10. Will CCTV be used to monitor the common areas as well as the dock area?
11. Does parking area provide sufficient turn around space?
- 12. Please submit comments in writing prior to DRC sign-off.**

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Division:	Zoning	Member:	Terry Burgess 954-828-5913
Project Name:	Southern Port Land, LLC & 1490, Ltd.	Case #:	137-R-03
Date:	December 23, 2003		

Comments:

1. Waterway Use requires a site plan level III review pursuant to section 47-23.8.
2. Provide a narrative outlining how the proposed multifamily development complies with sections 47-23.8 and 47-25.3.A.3.e.i.
3. Clearly define all property lines on the site plan.
4. Covered trash receptacle area shall comply with setbacks for ½ the height of the building.
5. Dimension all balconies and provide the setbacks from the property lines on the site and elevation plans pursuant to section 47-19.2.B.
6. Provide setback dimension and design details for all walls and fences.
7. Provide design details of the mail box/pedestrian entry area.
8. Provide a roof plan depicting all roof mounted equipment and required screening pursuant to section 47-19.2.Z.
9. Additional comments may be discussed at the DRC meeting.